

Balacava Inn Apartments
Cousley Wood Road Pell Green Wadhurst TN5 6EE
www.lambertandfoster.co.uk



**Lambert
& Foster**

Balaclava Inn

An impressive collection of six bespoke one and two bedroom apartments located close to the heart of Wadhurst village in the hamlet of Cousley Wood within The High Weald Area of Outstanding Natural Beauty in a semi-rural location, with wonderful views of the open countryside.

- Duplex loft style 2 bedroom apartments
- Stylish 1 bedroom apartments
- Luxurious kitchens, bathrooms and en-suites
- Spacious open-plan living accommodation
- Electric charging point and bike store
- 999 year lease







Balacava Inn was formerly a well-known and loved local public house. Stylishly converted into six bespoke interior designed apartments, including duplex style apartments and a selection of 1 and 2 bedroom apartments with generous sized living space and beautifully styled kitchens.

SPECIFICATION SCHEDULE

Kitchens:

Bespoke designer kitchens with grey contemporary kitchen cabinets with quartz stone worktops with Bosch integrated dishwasher, oven, hob and washing machine.

Bathrooms and Shower Rooms:

Luxurious white sanitary ware. Heated towel rails. Italian style marble effect tiles. Lighting mirrors.

Heating System:

All electric boilers and immersion tanks.
Radiators with TR valves

Flooring:

Vanilla oak flooring and carpeting in bedrooms.

Multi-media:

Sky Q points, ethernet connection in each bedroom.
CAT6 Cabling - enables for optical fibre speeds.
Aerial/Freeview satellite connection.

Lighting:

Recessed LED lighting throughout.

Intercom:

HD Hik Vision video intercoms in all flats.
Keyless communal door entry via Intercom.

Communal Hallways:

Mains-wired smoke and heat alarms.







OUTSIDE

There is a communal entrance at the front of the building for four of the apartments and two apartments have their own private entrance from the rear adjacent to the private walled garden area and car parking. There is also a bike store, electric charging point, lighting and bin store in this area.

LOCATION

Wadhurst village high street is approximately one mile distant and offers a range of local amenities including post office, cafes, delicatessen, butcher, baker, pharmacy, bookshop, art gallery, florist, public houses and local schools including the well regarded Sacred Heart and Uplands Community College and Sports Centre.

For the commuter, Wadhurst mainline station is approximately 1 mile distant and provides car parking with regular services to London in an hour. Tunbridge Wells is about 6 miles distant with its comprehensive range of amenities including the Pantiles with regular music events and the Royal Victoria Shopping Centre.

Balaclava Inn, Pell Green, Wadhurst, TN5 6EE

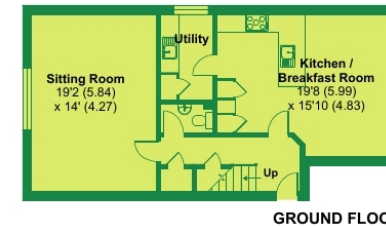
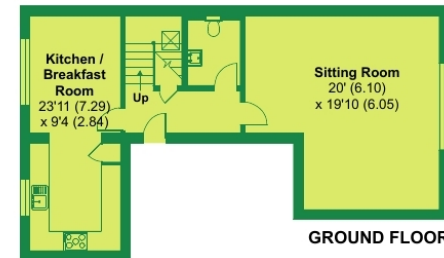
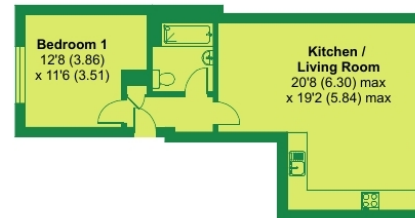
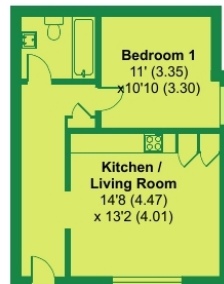
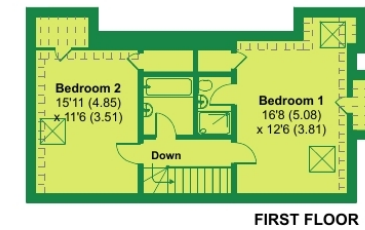
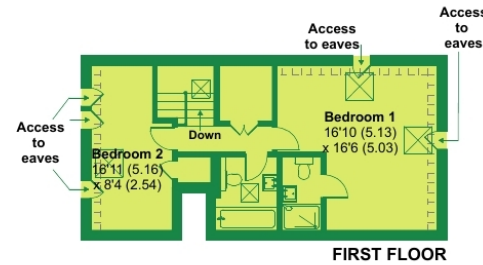
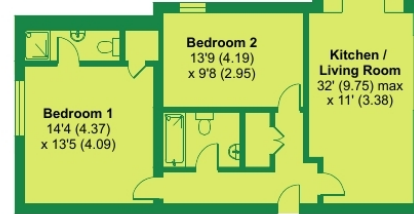
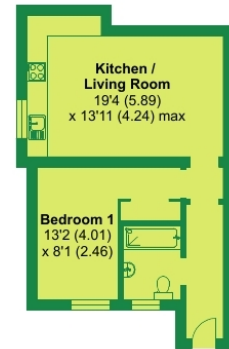
Approximate Area = 5027 sq ft / 467. sq m

Limited Use Area(s) = 148 sq ft / 13.7 sq m

Total = 5175 sq ft / 480.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lambert and Foster Ltd. REF: 985899

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